

MARSHFIELD PLANNING BOARD
Meeting Minutes
March 11, 2013 – 7:30 PM
Hearing Room II

PRESENT: Karen Horne, Chair
Jamie Beard
Mike Biviano, Jr.
Tony Pina

ALSO PRESENT: Paul Halkiotis, Town Planner
Kay Ramsey, Executive Assistant

ABSENT: Bill Ivey
Mike Baird, Associate Member

Ms. Horne moved to call the meeting to order at 7:30 PM. Mr. Pina seconded. The vote was unanimous.

DISCUSSION – SKATE PARK, CHRIS CUNIO

Mr. Cunio presented a conceptual plan of how they envisioned improving the existing Skate Park. He said existing ramps and equipment are beginning to reach the end of their lifespan. They would like to have a park that would capture all uses such as a beginner aspect, a stage, and improved landscaping. It would be termed a Skate Plaza rather than a skate park and they would like to make it a permanent facility. The cost of the park would probably be in the \$25-30 per square foot range and it's a 10,000 square foot park. It would still be the same footprint. The stage would take the place of part of the amphitheatre. Mr. Cunio said he'd had positive feedback from Ned Bangs, the Recreation Director, but he doesn't know yet if he would be a co-applicant. Mr. Roy Kirby said it would have to be decided whether to update the maintenance of the current park or whether the kids need something new for a challenge. Mr. Doug Russell said it would probably take six months to build if everything ran smoothly. They would hope to start in the spring of next year. Mr. Pina said they should pair up with Ned Bangs or get a committee set up with municipal staff. Mr. Halkiotis suggested they have a conversation with Town Counsel since they would be making improvements to public property and Ms. Horne suggested they talk to Elizabeth Zimmer who was involved with the Playground Committee. Mr. Pina said it probably would be good to segregate parts of the park for financing purposes. Mr. Cunio said they hope some CPA money might be available for the plaza as well as in-kind money and fundraising.

REQUEST FOR ADVICE – ZBA – HATCH MILL

Mr. Halkiotis said he noticed a couple of mistakes on the application. Mr. Kirby said he's hoping to get a "pilgrim" house to put on the property. It was asked if the Mill would be open to the public but it would be on scheduled appointments only. Otherwise they'd have to staff it and charge a fee. Mr. Halkiotis said the turnaround should be changed to be large enough for busses and the project needs to be ADA compliant. He suggested not using the modern elements that were noted on the plan since it was billed as an Historic Mill. Mr. Kirby said the bus turnaround was only for small busses but Ms. Horne said it should be sized for regular busses. Ms. Horne asked if the Town has an easement.

DISCUSSION – MASTER PLAN – RALPH WILMER

Mr. Wilmer suggested that a subject for the next workshop could be Input on Community Character. He said it could be a larger group – or they could use break-outs again. The electronic polling could be used. He suggested also using input on the three focus areas. Ms. Horne said she thought we told the people present at the first workshop that the second would be different. Mr. Halkiotis said he wanted to reach out to the business people. He asked if they should present the survey results at that time. He thinks it's important to share the results with the community. He will try to arrange to get on the agenda of the Chamber of Commerce and said any Board members would be welcome to attend. Ms. Horne said the survey should have graphs and charts and it should be a simpler summary. She said it needs to be easier to understand. The Board decided not to include results from the survey until it is changed. Mr. William Last, Jr. said the very introduction says most people responding came from North Marshfield and Marshfield Hills and he didn't feel that ought to be stated at the beginning. Mr. Halkiotis asked if they were going to do the Community Character for the entire workshop. Ms. Horne said perhaps we could revisit some of the ideas that people had. Mr. Halkiotis will follow up on ideas from the first work shop. Ms. Beard suggested Natural Resources as a topic but Mr. Last said he thinks that will end up taking the place of the just completed Open Space Plan.

There will be a follow up discussion on March 25. Mr. Wilmer will work on the flyer. Mr. Halkiotis said they originally said that the chapters would be posted on the website. He said the Board needs to review and comment on the chapter on Climate Change. Mr. Wilmer said that if they are okay with the substance of the chapter, it could be put on the website; edits could be made later. He is looking at the housing and land use chapters. Mr. Halkiotis said he has repeatedly asked Tim Reardon at MAPC to provide maps on the build-out but hasn't been having any luck. Ms. Horne said to nag him more. Mr. Pina asked if the comments are usually so unabridged; he thought they should be more selective. Mr. Wilmer agreed and said they should perhaps be put in an appendix.

Although the Board had decided to hold the second workshop again at the Sr. Center, they changed their minds and thought it would be nicer to hold it where there is food. Mr.

Last said they have a lot of functions at the Tavern and the Board decided that they'd like to do that. Mr. Last said he'd check on the availability.

DELIBERATE AND VOTE ON ROCKWOOD ROAD EXTENSION DEFINITIVE
SUBDIVISION MODIFICATION – BILL LAST, JR., VRT.

Mr. Halkiotis said that changes are needed on the plan. The plan shows Patriot Way which has been eliminated and it also shows small lots which are now two larger lots. There are two conflicting plans. He said the plan needs to be changed to reflect the most recent one. When Patriot Way was abandoned, the Board wanted that land to be a Conservation Restriction (CR). It was part of a motion and vote in 2005. Ms. Beard said it is a wildlife corridor. Mr. Halkiotis said those two lots would not be released until the CR is done. Mr. Halkiotis asked what the Board wanted to do. Mr. Last said he knows there's a buffer needed but he doesn't want it to be a CR because it's so restrictive. Mr. Halkiotis said he could add a new condition in the modification. Ms. Horne asked about the other two lots. Mr. Last said they could continue the water main and would loop it when the other lots are built out. Mr. Halkiotis will add a condition about the pedestrian access and utility easement and he will check with Rod Procaccino (Town Engineer) about the water main loop. The matter was tabled until the next meeting.

DELIBERATE AND VOTE ON THE MARSHFIELD ATHLETIC COMPLEX PMUD
SPECIAL PERMIT – DPW AND VRT

The Board previously had voted to approve the various waivers requested. Ms. Jamie Beard had missed the public hearing but as required by the Mullen Rule, she listed to the tape, read the minutes and submitted an affidavit attesting that she had done so. She is therefore eligible to vote on this project.

Ms. Horne moved to approve the PMUD Findings, Section 11.05 (1) Purpose; a, b, c and d. Mr. Biviano seconded. The vote was unanimous.

Ms. Horne moved to approve the PMUD Findings, Section 11.05 (4) Required Performance Standards, A – S. Ms. Beard seconded. The vote was unanimous.

Ms. Horne moved to approve the PMUD Findings, Section 11.05 (6) Criteria for Review and Approval; 6.3 – 6.7. Mr. Pina seconded. The vote was unanimous.

Ms. Horne moved to approve the Phase II PMUD Special Permit application for construction of the athletic field complex subject to the conditions stated in the Certificate of Action. Mr. Biviano seconded. The vote was unanimous.

For the complete findings, waivers and conditions, please refer to the Certificate of Action, dated March 11, 2013.

MINUTES - Ms. Horne moved to approve the minutes of February 25, 2013. Ms. Beard seconded. The vote was unanimous.

Ms. Horne moved to adjourn the meeting at 9:50 PM. Ms. Beard seconded. The vote was unanimous.

Respectfully submitted,

Kay Ramsey, Executive Assistant
Marshfield Planning Board